

Department of Community Planning and Economic Development – Planning Division
Nonconforming Use Certificate
BZZ-5065

Date: February 24, 2011

Applicant: Moss & Barnett

Address of Property: 1521 West 27th Street

Project Name: 1521 West 27th Street Nonconforming Use Certificate

Contact Person and Phone: Paul Zisla, (612) 877-5328

Planning Staff and Phone: Shanna Sether, (612) 673-2307

Date Application Deemed Complete: December 10, 2010

End of 60-Day Decision Period: February 8, 2011

End of 120-Day Decision Period: April 9, 2011 (*Extension letter sent January 7, 2011*)

Ward: 10 **Neighborhood Organization:** East Isles Residence Association

Existing Zoning: R2 Two-Family Residence District and SH Shoreland Overlay District

Zoning Plate Number: 24

Legal Description: Not applicable for this application

Proposed Use: A four unit multiple-family dwelling

Nonconforming Use Certificate: to establish legal nonconforming rights to a four unit multiple-family dwelling

Applicable Zoning Code Provision: Chapter 531 Nonconforming Uses and Structures; Specifically Section 531.30 and Chapter 546 Residence District

Background and Analysis: The subject property is approximately 88 ft. by 150 ft. (13,230 sq. ft.). The legal use of the property is a two-family dwelling. The existing use of the property is a four-unit, multiple family residence. The applicant submitted an application for a certificate of nonconforming use on December 10, 2010. At its meeting of January 20, the Board of Adjustment continued the application to the February 24 meeting. The applicant is withdrawing the application for a certificate of nonconforming use to pursue a rezoning of the property.

RECOMMENDATIONS:

**Recommendation of the Department of Community Planning and Economic Development—
Planning Division for the Nonconforming Use Certificate:**

The Department of Community Planning and Economic Development—Planning Division recommends that the Zoning Board of Adjustment accept the **withdrawal** of the application for a nonconforming use certificate to establish legal nonconforming rights to a four unit multiple-family dwelling for the property located at 1521 27th Street West in the R2 Two-Family District.

Attachments:

1. Zoning map